



## **Land Offering**

**Sienna Hills - Parcel 10C  
T42S R15W Section 12**

**25 ± Acres**

**Washington City, Utah**



## **LOCATION & PROPERTY DESCRIPTION**

### **LOCATION**

Sienna Hills Parcel 10C has frontage along the south side of I-15 just off Exit 13 in Washington City, Utah. Access is off Grapevine Crossing North from Washington Parkway. (Please see Exhibit A & B).

The Sienna Hills Commercial Area on Exit 13 is one of the fastest growing commercial areas in Southern Utah. Here is a list of developments that are currently under development and within proximity of Sienna Hills Parcel 10C:

- Sienna Hills Auto Mall – A new master planned high-end auto mall.
- The new Stewart Medical Hospital and medical park campus.
- Green Springs Residential & Resort – 580-acre master planned high-end development.
- Ovation – A senior living community and active adult lifestyle village (now open).

### **DESCRIPTION**

A legal description for this parcel has not yet been written. The subject lands are approximately 25.3 acres. The awarded RFP applicant will need to deliver a legal description for the transaction.

### **ENTITLEMENTS**

The existing zoning for this parcel is “PCD” Planned Commercial Development approved for commercial development. No further zoning is required. However, it is anticipated a conditional use permit from the city may be necessary.

### **UTILITIES**

Developer is to research and verify actual locations/availability of utilities.

### **IMPROVEMENTS**

The lands are accessible by Grapevine Crossing North. The successful purchaser/development partner of the subject parcel will be required to construct/pay for all roadway improvements, infrastructure, development of the pads, marketing of the project, etc.

### **PROPERTY CONDITION**

Sienna Hills Parcel 10C is ungraded in a natural, raw condition.

### **OFFER INFORMATION**

In addition to completely filling out the attached Proposal Form, please include these elements in your proposal:

- Proposed site layout & project vision concept plan
- Term of property inspection period
- Term of closing

Additional pages may be necessary.

**Sienna Hills Parcel 10C 25+/- Acres -Proposal Details**

Sienna Hills Parcel 10C 25+/- Acres

**SUBMIT SEALED PROPOSALS TO:** SITLA  
ATTN: Gregg McArthur

**ADDRESS:** 1593 East Grapevine Crossing  
Washington, UT 84780

**CLOSING FOR SUBMITTAL OF PROPOSALS:** October 1, 2021 at 3 PM

**ANTICIPATED BOARD APPROVAL:** December 2021

**FURTHER INFORMATION:** Gregg McArthur  
At above address  
(435) 522-7411

*SITLA reserves the right to reject any or all proposals*

## Information for Respondents

### Proposals

*Development Proposals:* SITLA requests Development proposals for Parcel 10C in the Sienna Hills area and are located within T42S R15W Section 12. The Trust may enter into negotiations with one or more parties submitting proposals, or may reject all proposals.

*Form:* Each development proposal shall be submitted in a sealed envelope bearing the words “**Sienna Hills Parcel 10C 25+/- Acres**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

*Signatures:* All proposals shall be signed and have the full address written in the appropriate spaces.

*Withdrawal:* Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

*Opening:* Proposals will not be publicly opened.

*Proposed compensation structure:* Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration's contribution to a development lease will be the subject lands. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide total price for the subject lands. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined.

## Proposal Form

Proposal is submitted to: SITLA, Attn: Gregg McArthur  
1593 Grapevine Crossing  
Washington, UT 84780

Date: \_\_\_\_\_

Business Name: \_\_\_\_\_

Respondent Name: \_\_\_\_\_

Title: \_\_\_\_\_

Business Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

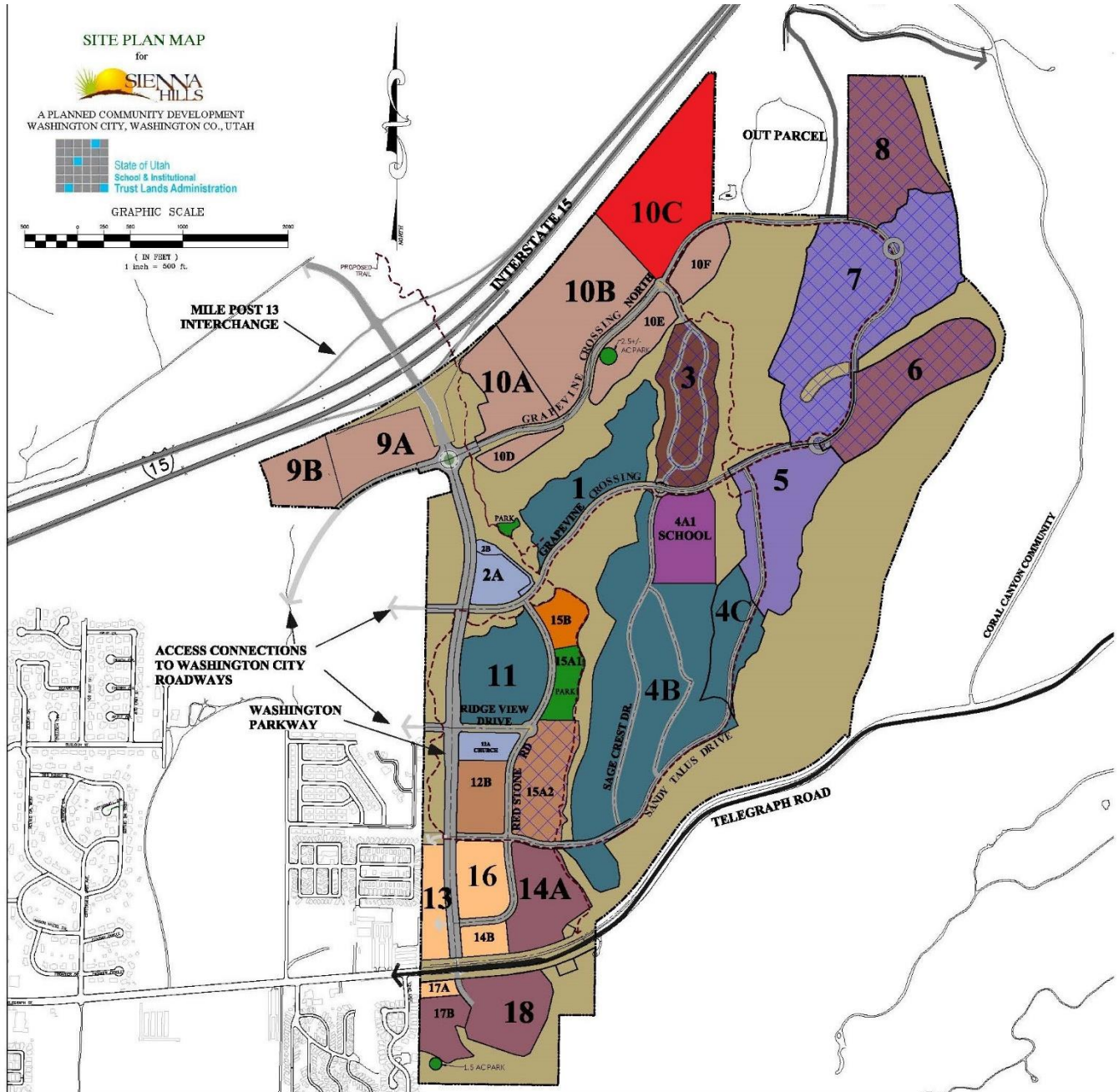
Email Address: \_\_\_\_\_

Signature(s) \_\_\_\_\_

Development Lease						
	Total Lots or Doors	Minimum Lot Sales Price	Partner Share (%)	SITLA share (%)	SITLA Revenue	Home share participation (if applicable)
Res Low density						
Res Medium density						
Res High density						
Commercial (price per sf)						
Industrial (price per sf)						
Development Costs						
Total:						
Total Offer Price:						
Special Terms/Conditions:						

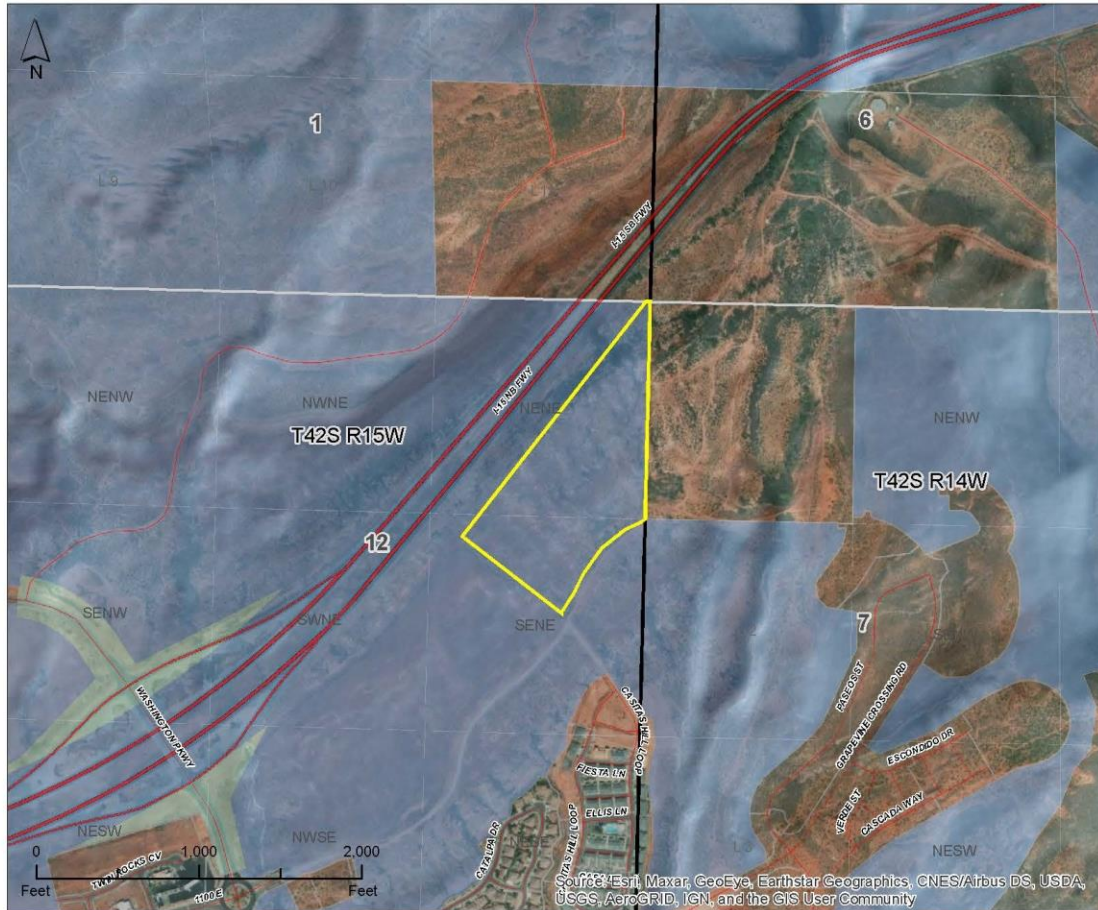
Submitters may use the table above, or their own form if more details are needed

## Exhibit A





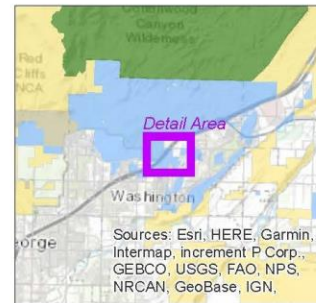
## Exhibit B



  Certificate of Sale No. 27014 - Sienna Hills Parcel 10C ~ 25.30 Acres

### Land Ownership and Administration

- Private
- State Trust Lands
- Other State



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Lakes, rivers, streams, highways, roads, courts and state boundaries are distributed by the Utah Automated Geographic Reference Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 801-539-5100 or TLA-GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced August 31, 2021 - katesdaley

Document Path: V:\GIS-Share\GIS\GIS\_Group\Katie\Templates\TemplateApplication\_Development.mxd

Coordinate System: NAD 83 UTM Zone 12N